



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, APRIL 27, 2004

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR JOSEPH H. MUELLER
VICE-CHAIR CHARLES D. WESTON
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER RALPH LYLE

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: April 13, 2004

OLD BUSINESS:

1. **ZONING AMENDMENT, ZA-04-01/SUBDIVISION, SD-04-01/DEVELOPMENT AGREEMENT, DA-04-01: TILTON-GLENROCK:** A request to amend the precise development plan for the Capriano subdivision located on the west side of Hale Ave., south of Tilton Ave. The proposed amendment would allow for 107 single family detached homes. Also requested is the approval of a 79 lot subdivision map and development agreement for a 27 acre portion of the 67 acre Capriano project. (APN 764-9-06, 16, 17, 32 & 33)

Recommendation: Reconvene Public Hearing\Table

NEW BUSINESS:

2. **SUBDIVISION, SD-03-09/DEVELOPMENT AGREEMENT, DA-03-09: NATIVE DANCER-QUAIL MEADOWS:** A request for approval of a six-lot subdivision and development agreement for the final phase of an overall 13-unit single-family project. The project site is approximately 7.5 acres and is located at the southwest corner of Santa Teresa Blvd and Native Dancer Dr. in a RE(40,000) zoning district. A mitigated Negative Declaration is proposed. (APN 779-02-014)

Recommendation: Open Public Hearing/Approve the Mitigated Negative Declaration/Adopt Resolution Nos. 04-42 (subdivision); and 04-43 (development agreement), with recommendation to forward to the requests to the City Council for approval.

OTHER BUSINESS:

3. **PLAN CHANGE FOR SAFEWAY IN TENNANT STATION:** The drive-aisle currently under construction between the new Safeway building and the existing building within Tennant Station is less than 25 ft. wide.

Recommendation: Discussion/Direction to staff.

PLANNING COMMISSION AGENDA

APRIL 27, 2004

PAGE 3

4. **FINDING OF GENERAL PLAN CONSISTENCY FOR DRAFT FY 2004/05 – 2008/09 CAPITAL IMPROVEMENTS PROGRAM (CIP):** Commission requested to review the draft Five-Year Capital Improvements Program (CIP) for consistency with the adopted 2001 General Plan.

Recommendation: Adopt Resolution No. 04-44, with recommendation to forward the CIP to the City Council for approval.

5. **REVIEW OF FINAL DRAFT RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) SUBCOMMITTEE RECOMMENDATIONS:**

Recommendation: 1) Review final draft of Subcommittee's recommended changes; and
2) Direct staff to prepare final draft ordinance for adoption by the City Council.

6. **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) QUARTERLY REPORT:** Quarterly review of the progress of residential projects that have been awarded building allocations under the City's Residential Development Control System, pursuant to Chapter 18.78 of the Morgan Hill Municipal Code.

Recommendation: Approval of report, with recommendation to forward to the City Council for approval.

TENTATIVE UPCOMING AGENDA ITEM FOR THE MAY 11, 2004 MEETING:

- **UP-04-05: Monterey-Ping's Mongolian BBQ**
- **UPA-97-08: John Wilson-Oakwood Country School**
- **ZA-04-04: City of Morgan Hill-CCR Text Amendment**
- **DAA-03-01: Christeph-Kamangar/Tansy**
- **DAA-03-12: Peet-Lupin/Alicante**
- **DAA-03-13: Mission View-Mission Ranch**
- **DAA-02-09: Dewitt-Marquez/Gluhaich**
- **DAA-03-11: San Pedro-DiConza**
- **SD-04-07: Central-South County Housing**
- **ZA-04-08: City of Morgan Hill-Final Residential Development Control System (RDCS) Subcommittee Recommendations**
- **Use determination for a medical and professional office use in the M-L, Light Industrial district**
- **Housing Type Distribution and Term for the FY 2004-05 Measure "C" Competition (FY 2006-07 Building Allotment)**
- **Street Standards**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

PLANNING COMMISSION AGENDA

APRIL 27, 2004

PAGE 4

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.